

## **ZONING AND BUILDING AGENDA**

**FEBRUARY 02, 2000**

### **NEW APPLICATIONS**

- 233517 Mr. & Mrs. Bruno Kolb, Owners, 29 West 644 US Highway 20, Elgin, Illinois 60120, Application (No. SU-20-01; Z00013). Submitted by Jim Gifford c/o Burnham Nationwide, 111 West Washington Street, Suite #1051, Chicago, Illinois 60602. Seeking a SPECIAL USE, UNIQUE USE in the R-4 Single Family Residence District to erect a 50x60x24 feet, 4 inches (exterior height) pole barn to house a recreational vehicle in Section 27 of Hanover Township. Property consists of approximately 2.9 acres located on the north side of Lake Street, approximately 1240 feet east of Sutton Road in Hanover Township. Intended use: Erect pole barn for storage.
- 233521 COOK GOLF PROPERTIES, INC., Owner, 12294 Archer Avenue, Lemont, Illinois 60439, Application (No. SU-20-02; Z00014). Submitted by Chicago District Golf Association Foundation, 619 Enterprise Drive, Suite #204, Oak Brook, Illinois 60521. Seeking a SPECIAL USE in the R-3 Single Family Residence District for administrative and executive offices for the Chicago District Golf Association in Section 23 of Lemont Township. Property consists of approximately 4.96 acres located along the southeasterly side of Archer Avenue approximately 120 feet east of Parker Road in Lemont Township. Intended use: Administrative offices for philanthropic institution.
- 233522 STATE BANK OF COUNTRYSIDE, TUT #941512, Owner, 6734 Joliet Road, Countryside, Illinois, Application (No. SU-20-03; Z00015). Submitted by William J. Hennessy, Attorney/Agent for James Corso, Contract-Purchaser, 12803 Circle Parkway, Palos Park, Illinois 60464. Seeking a SPECIAL USE in the R-3 Single Family Residence District for a Planned Unit Development for ten (10) single family homes in Section 29 of Palos Township. Property consists of approximately 9.55 acres of land located in Unincorporated Palos Township and generally bounded as follows: by 125th Street (if extended) on the north; by the Palos West Subdivision on the east and south; and by 110th Avenue (where vacated) on the west. Intended use: A preliminary plat submission for a Residential Planned Development.

### **ZONING BOARD OF APPEALS RECOMMENDATION:**

- 226555 DOCKET #6838 - JUNG PARTNERSHIP, An Illinois General Partnership, Owner, 21735 North Hickory Hill, Kildeer, Illinois 60047, Application (No. MA-99-01; Z99019). Submitted by Schain, Firsell & Burney, Ltd., on behalf of Palatine Road & Barrington Road, L.L.C., 222 North LaSalle Street, Suite 1910, Chicago, Illinois 60601. Seeking a MAP AMENDMENT from the R-1 Single Family Residence District to the R-6 General Residence District and C-4 General Commercial District for a Conceptual Plan Planned Unit Development (if granted under companion SU-99-03) in Section 24 of Barrington Township. Property consists of approximately 147 acres located at the southeast corner of Palatine Road and Barrington Road. Intended use: Commercial/Residential Planned Unit Development.
- 226564 DOCKET #6839 - JUNG PARTNERSHIP, An Illinois General Partnership, Owner, 21735 North Hickory Hill, Kildeer, Illinois 60047, Application (No. SU-99-03; Z99020). Submitted by Schain, Firsell & Burney, Ltd. on behalf of Palatine Road & Barrington Road, L.L.C., 222 North LaSalle Street, suite 1910, Chicago, Illinois 60601. Seeking a SPECIAL USE in the R-6 General Residence District and C-4 General Commercial District (if granted under companion MA-99-01) for a Conceptual Plan for a Planned Unit Development in Section 24 of Barrington Township. Property consists of approximately 147 acres located at the southeast corner of Palatine Road and Barrington Road. Intended use: Planned Unit Development - Commercial/Residential.

**ZONING BOARD OF APPEALS RECOMMENDTION CONTINUED:**

RECOMMENDATION: The Zoning Board of Appeals, by a vote of 4-0 (Alex Seith abstaining) recommends that the proposed Map Amendment and Special Use be granted in accord with our findings presented herewith.

The Villages of Inverness, Barrington, Barrington Hills, South Barrington, School District 220, BACOG, Cotswold Manor Homeowners Association, Mr. Marous, Sabet family, William W. Brough, Willowmere Home Association/Carol Development Corporation and 239 residents filed official objections with the Cook County Zoning Board of Appeals.

The Zoning Board received two letters of support, one from the President of the Chicago & Cook County Building & Construction Trades Council, and one from Chicago & Northwest Illinois District Council of Carpenters.

**The above applications 226555 and 226564 were deferred at the meetings of July 8, 1999 August 4, 1999, September 22, 1999, October 19, 1999 and January 20, 2000.**

**OLD BUSINESS TO RECEIVE AND FILE**

**ZONING BOARD OF APPEALS RECOMMENDATIONS CONTINUED:**

211043      DOCKET #6531 - JAMES AND KATHY WALLIN, Owners, 14462 High Road, Lockport, Illinois, Application (No. MA-97-02; Z97025). Submitted by Michael Kaup, 13711 McCabe Drive, Orland Park, Illinois 60462. Seeking a MAP AMENDMENT from the R-3 Single Family Residence District to the R-5 Single Family residence District for a single family residential subdivision in Section 26 of Lemont Township. Property consists of approximately 15.33 acres located on the west side of Bell Road approximately 700 feet north of McCarthy Road in Lemont Township. Intended use: Single Family Subdivision.

**The case was referred to the Zoning Board of Appeals on March 6, 1997.  
The applicant has taken no action to pursue a hearing of the case.**

**The above item was deferred at the meeting of January 20, 2000.**

214259      DOCKET #6597 - PETER GETARIC, Owner, 1604 West Montrose, Chicago, Illinois 60613, Application (No. A-97-04; Z97089). Submitted by Laennec Simon, c/o Steven Amu & Associates, P.C., 3649 West 183rd Street, Suite 109, Hazel Crest, Illinois 60429. Seeking a MAP AMENDMENT from the R-4 Single Family Residence District to the C-6 Automotive Service District for a car wash and commercial uses (if granted under companion SU-97-11) in Section 15 of Rich Township. Property consists of approximately 2.18 acres located at the southwest corner of Pulaski Avenue and Vollmer Road in Rich Township. Intended use: Car wash and speculative commercial development.

214260      DOCKET # 6598 - PETER GETARIC, Owner, 1604 West Montrose, Chicago, Illinois 60613, Application (No. SU-97-11; Z97090). Submitted by Laennec Simon, c/o Steven Amu & Associates, P.C., 3649 West 183rd Street, Suite 109, Hazel Crest, Illinois 60429. Seeking a SPECIAL USE in the C-6 Automotive Service District (if granted under companion A-97-04) for a full service car wash and commercial uses in Section 15 of Rich Township. Property consists of approximately 2.18 acres located at the southwest corner of Pulaski Avenue & Vollmer Road in Rich Township, Illinois. Intended use: car wash and speculative commercial development.

**The above items 214259 and 214260 were referred on July 23, 1997.  
The Zoning Board of Appeals are in the process of preparing Denied Findings for the above item.**

**The above item was deferred at the meeting of January 20, 2000.**

**ZONING BOARD OF APPEALS RECOMMENDATIONS CONTINUED:**

**RECEIVE AND FILE**

217194      DOCKET #6638 - COLE TAYLOR BANK, Trustee u/t/a dated June 20, 1973, a/k/a Trust No. 523, Owner, 850 West Jackson Boulevard, Chicago, Illinois 60607, Application (No. MA-98-02; Z98003). Submitted by David B. Sosin, Attorney, 11800 South 75th Avenue, Suite 300, Palos Heights, Illinois 60463. Seeking a MAP AMENDMENT from the R-3 Single Family Residence District to the R-4 Single Family Residence District and the C-1 Restricted Business District for a Planned Unit Development (If approved under companion Application SU-98-02) for 31 single family homes and 1.5 acres commercial use in Section 18 of Orland Township. Property consists of approximately 24 vacant acres of property located on the northeast corner of Will-Cook Road and 159th Street, in Cook County, Illinois. Intended use: 31 single family lots and 1.5 acres commercial.

217195      DOCKET #6639 - COLE TAYLOR BANK, Trustee u/t/a/ dated June 20, 1973, a/k/a Trust No. 523, Owner, 850 West Jackson Boulevard, Chicago, Illinois 60607, Application (No. SU-98-02; Z98004). Submitted by David B. Sosin, Attorney, 11800 South 75th Avenue, Suite 300, Palos Heights, Illinois 60463. Seeking a SPECIAL USE in the R-4 Single Family Residence District and the C-1 Restricted Business District (If granted under companion Application MA-98-02) for a Planned Unit Development for 31 single family homes and 1.5 acres commercial use in Section 18 of Orland Township. Property consists of approximately 24 vacant acres of property located on the Northeast corner of Will-Cook Road and 159th Street, in Cook County, Illinois. Intended use: 31 single family lots and a 1.5 acres commercial center at the corner of 159th Street and Will-Cook Road.

**This case was filed on December 1, 1997; however, the applicant never submitted a site plan for the Planned Unit Development. A request to proceed with the case was received from the applicant's attorney on August 12, 1999, however, no further action has been taken by the applicant as of this date on the above items 217194 and 217195.**

**The above items were deferred at the meeting of January 20, 2000.**

219970      DOCKET # 6684 - AMERICAN NATIONAL BANK, formerly known as State National Bank of Evanston a/t/u No. 7685, June 9, 1986, Owner, c/o John J. Pikarski, Jr., 25 East Washington, Suite 1000, Chicago, Illinois 60602, Application (No. SU-98-07; Z98048). Submitted by same. Seeking a SPECIAL USE UNIQUE USE in the C-5 Commercial Transition District for the expansion and addition to a warehouse (existing under SU-95-16) for the storage of auto supplies in Section 12 of Wheeling Township. Property consists of 2.3043 acres. Intended use: Expanding existing unique special use for warehouse for storage of auto supplies.

**Referred to the Zoning Board of Appeals on April 21, 1998.**

**The Zoning Board has determined that the original Special Use for Unique Use obtained by the applicant was sufficient and the an additional Special Use for Unique for expansion of the facility was not required.**

**The above item was deferred at the meeting of January 20, 2000.**

**ZONING BOARD OF APPEALS RECOMMENDATIONS CONTINUED:**

**RECEIVE AND FILE**

220101      DOCKET #6690 - ROBERT OLSON, Owner, 4270 Dundee Road, Northbrook, Illinois 60062, Application (No. SU-98-08; Z98052). Submitted by same. Seeking a CERTIFICATE OF AMORTIZATION in the R-4 Single Family Residence District for an auto repair shop in Section 6 of Northfield Township. Property consists of approximately 2 acres and is located north of Dundee Road and immediately east of I-294. Intended use: An auto repair shop.

**The application was filed as a Special use for a Non-Conforming Use and Amortization. The Zoning Ordinance provides two avenues for relief which are either a Special Use or a Certificate of Non-Conformance and Amortization. A Certificate of Non-Conformance and Amortization may be granted directly by the Zoning Board of Appeals under Section 13.63 of the Zoning Ordinance as an alternative to following the Special Use process. The Certificate of Non-Conformance was granted on August 5, 1998, by the Zoning Board of Appeals for five years with the condition that the applicant is to have no more than three employees on the property.**

**The above item was deferred at the meeting of January 20, 2000.**

220103      DOCKET #6691 - JAMES & LILLIAN LODEN, Owners, 20W222 99th Street, Lemont, Illinois 60439, Application (No. SU-98-09; Z98053). Submitted by Timothy White, 2020 West 16th Street, Broadview, Illinois 60153. Seeking a SPECIAL USE in the C-8 Intensive Commercial District for the operation of truck painting, sales, repair and other related uses in Section 14 of Lemont Township. Property consists of approximately 0.79 of an acre located on the west side of Bell Road approximately 300 feet north of Chicago Joliet Road in Lemont Township. Intended use: Truck and auto body shop.

**The applicant withdrew the above item 220103 by letter on June 30, 1998.**

**The above item was deferred at the meeting of January 20, 2000.**

220550      DOCKET #6718 - ANDREW WROBLEWSKI, Owner, 322 North Ashbury, Bolingbrook, Illinois 60440, Application (No. SU-98-16; Z98079). Submitted by William Hennessy, 111 West Washington Street, Suite 1631, Chicago, Illinois 60602. Seeking a SPECIAL USE, UNIQUE USE in the R-4 Single Family Residence District for the operation of lawn and snow services, i.e., Landscape Architectural Services in Section 32 of Lemont Township. Property consists of approximately 1.477 acres located on the north side of 135th Street approximately 670 feet west of Archer Avenue in Lemont Township. Intended use: Special use for unique use of Lawn and Snow Services i.e., Landscape Architectural Services.

**The attorney for the applicant, by letter dated January 5, 2000, withdrew the above item 220550.**

**The above item was deferred at the meeting of January 20, 2000.**



**ZONING BOARD OF APPEALS RECOMMENDATIONS CONTINUED:**

**RECEIVE AND FILE**

220779      DOCKET #6725 - MANNHEIM PROPERTIES, LLC, Owner, 2620-2630 Mannheim Road, Franklin Park, Illinois 60131, Application (No. SU-98-17; Z98083). Submitted by Francis J. Bongiovanni, 501 West North Avenue, Suite 406, Melrose Park, Illinois 60160. Seeking a SPECIAL USE, UNIQUE USE in the C-4 General Commercial District for a tattoo parlor in Section 29 of Leyden Township. Property consists of approximately 0.61 of an acre located at the northwest corner of Drumond Place and Mannheim Road in Leyden Township. Intended use: To provide hygienic tattoos and body piercing with sterile equipment in a professional environment. Tenant Buildout.

**A public hearing was scheduled for July 21, 1998. Prior to that date, Mr. Francis Bongiovanni, attorney for the applicant, informed the Zoning Board of Appeals that his client did not intend to go forward with the case. No further action has been taken by the applicant.**

**The above item was deferred at the meeting of January 20, 2000.**

221691      DOCKET # 6750 - MARK HOLDA, Owner, 6833 West 127th Street, Palos Heights, Illinois 60463, Application (No. A-98-07; Z98113). Submitted by same. Seeking a MAP AMENDMENT from the R-4 Single Family Residence District to the C-4 General Commercial District for a landscape, snow removal and wholesale stone business with a proprietor's residence (if granted under companion Application No. SU-98-20; Z98114) in Section 20 of Orland Township. Property consists of approximately 3.50 acres located on the northeast corner of 108th Avenue and 167th Street in Orland Township. Intended Use: Landscape, snow removal and wholesale stone business.

221692      DOCKET #6751 - MARK HOLDA, Owner, 6833 West 127th Street, Palos Heights, Illinois 60463, Application (No. SU-98-20; Z98114). Submitted by same. Seeking a SPECIAL USE in the C-4 General Commercial District (if granted under companion Application No. MA-98-07; Z98113) for a proprietor's residence in Section 20 of Orland Township. Property consists of approximately 3.50 acres located on the northeast corner of 108th Avenue and 167th Street in Orland Township. Intended Use: Applicant would like to use property for his landscape, snow removal business and proprietor's residence.

**A public hearing was set for August 18, 1998. The applicant requested a continuance to October 6, 1998, then withdrew the case by letter on September 3, 1998.**

**The above items were deferred at the meeting of January 20, 2000.**

\* The next regularly scheduled meeting is presently set for Tuesday, February 15, 2000.